



## ***Environmental Planning Commission***

***Agenda Number: 4  
Project Number: 1006602  
Case Number(s): 10EPC-40003  
February 18, 2010***

### ***Staff Report***

<b><i>Agent</i></b>	Modulus Architects & DAC Enterprises, Inc.
<b><i>Applicant</i></b>	Peterson INV-Ventura, LLC
<b><i>Request(s)</i></b>	<b>Amend Site Development Plan for Building Permit</b>
<b><i>Legal Description</i></b>	Parcel C, Ventura Plaza Subdivision
<b><i>Location</i></b>	Ventura Street, between Paseo del Norte and Palomas Avenue
<b><i>Size</i></b>	Approximately 1.6 acres
<b><i>Existing Zoning</i></b>	SU-2/C-1
<b><i>Proposed Zoning</i></b>	No change

### ***Staff Recommendation***

***APPROVAL of 10EPC 40003, based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 10.***

***Staff Planner***

***Randall Falkner, Planner***

### ***Summary of Analysis***

This is a request for an amendment to the site development plan for building permit on a 1.6 acre portion of land located on Ventura Street, between Paseo del Norte and Palomas Avenue. The site comprises Parcel C, Ventura Plaza Subdivision. The applicant intends to place a new building mounted sign on the western façade of the existing Walgreens. The requested sign for the western facade complies with all the requirements of the Zoning Code, the La Cueva Sector Development Plan, and the site development plan for building permit.

The applicant has adequately justified the request for an amendment to the site development plan for building permit, based upon applicable policies found in the Comprehensive Plan and the La Cueva Sector Development Plan. The Heritage Hills N.A. has concerns about the request. Staff is recommending approval with conditions.

Location Map (3" x 3")

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**AREA CHARACTERISTICS AND ZONING HISTORY**

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-2/C-1	Established Urban	Commercial
<b><i>North</i></b>	SU-2/C-1	Developing Urban	Commercial
<b><i>South</i></b>	SU-2/C-1	Established Urban	Vacant
<b><i>East</i></b>	R-D	Developing Urban	Single Family Residential
<b><i>West</i></b>	SU-2/C-1	Established Urban	Vacant

***Background***

This is a request for an amendment to the site development plan for building permit on a 1.6 acre portion of land located on Ventura Street, between Paseo del Norte and Palomas Avenue. The site comprises Parcel C, Ventura Plaza Subdivision. The subject site is part of a larger site plan for subdivision for three tracts of land (Tracts A, B, and C) that were approved by the EPC in 2007. The applicant intends to place a new building mounted sign on the western façade of the existing Walgreens. The existing Walgreens has building-mounted signs on the north and east sides of the building that are in compliance with the La Cueva Sector Development Plan (LCSDP).

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the LCSDP. The EPC is hearing this case because the applicant is requesting new signage, there is neighborhood concern about the requested signage, and the LCSDP requires EPC approval of site development plans and amendments to site development plans for all sites zoned SU-2.

The site is zoned SU-2/C-1 and is subject to the regulations of the C-1 zone in the Zoning Code. The site is also subject to the design regulations in the LCSDP, which limits letter size on building-mounted signs to 2 feet maximum.

The requested sign is located in Parcel C, which faces and abuts Parcel B to the west. Parcel B abuts and faces Parcel A to the west. Parcel A abuts the neighborhood to the west because they share the same property line, while Parcel C (the subject site) does not abut the neighborhood. Parcel B was approved by the EPC in 2007 for a 5,400 s.f. Credit Union, while Parcel A was approved by the EPC in 2007 for various office/retail shops.

***History***

The subject site was part of an approximately 630 acre annexation of land in North Albuquerque Acres that occurred in July of 1996. Upon annexation, the subject site was zoned R-LT (C/S O-1, Enactment No. 25-1996) to be consistent with the zoning immediately west of the site.

Following annexation, the City began to develop the LCSDP to provide a mix of uses more suitable for a developing urban area. During development of the La Cueva Sector Development

Plan (LCSDP), it was envisioned that the intersection of Paseo del Norte Blvd. and Ventura St. would function as a location for commercial services, secondary to the intersection of Paseo del Norte and Wyoming Blvds. The LCSDP was adopted in June of 2000 (R-50, Enactment 65-2000) and the subject site's zoning was changed from R-LT to SU-2/C-1.

A site development plan for subdivision (07EPC 40024) and a site development plan for building permit (07EPC 40025) were approved by the Environmental Planning Commission (EPC) in 2007 (Project # 1006602). A copy of the Notice of Decision is attached. Approved as part of this project were the following: a pharmacy, a credit union, and various office/retail shops. The site development plan for building permit (07EPC 40025) was approved in 2007 with 2 building-mounted Walgreens signs; one on the northern façade and one on the eastern façade.

On June 6, 2009 the applicant requested a variance from the Zoning Hearing Examiner (ZHE) for the approved signage on the northern and eastern façades of the building, because the letters "W, l, and g" in the Walgreens sign were greater than the 2' maximum individual letter height of building-mounted signs than is allowed in the LCSDP. A variance of 1'5" to the maximum 2' individual letter height was requested. On July 21, 2009, the ZHE held a public hearing on the Walgreens variance request. The variance was approved by the ZHE on August 8, 2009. The Heritage Hills Neighborhood Association (HHNA) appealed the ZHE's decision. The appeal was heard by the Board of Appeals (BOA) on September 22, 2009. The BOA granted the appeal, which overturned the ZHE decision. The applicant appealed the decision of the BOA and the case went to City Council. The City Council referred the case to its Land Use Hearing Officer (LUHO) for a recommendation. The LUHO hearing was held on October 30, 2009. The LUHO upheld the BOA decision and found that the ZHE misapplied the law. On November 16, 2009, the City Council voted to accept the LUHO's recommendation and findings, and deny the appeal by the applicant. As a result of the requested signage (1'5" in excess of the 2' that was allowed in the LCSDP) being denied, the applicant constructed and erected signage on the northern and eastern elevations that were not taller than 2'.

The applicant then submitted a request for a 3<sup>rd</sup> building-mounted sign on January 7, 2010. The 3<sup>rd</sup> building-mounted sign is the current request for additional signage for the pharmacy located on Parcel C, the eastern-most tract.

### ***Context***

To the north across Paseo del Norte Blvd. are various commercial uses, including a specialty grocery store, a specialty pharmacy and a bistro (which are zoned SU-2/C-1). It should be noted that there are commercial buildings north of Paseo del Norte that have building-mounted signage that exceeds 2' because of ZHE approval of variances, or as a result of site development plans that were approved before the LCSDP was adopted. Immediately to the south of Parcel C is vacant land (Parcel A) which has been approved for office/retail. Further south is a closed-off drainage easement and single-family homes (zoned R-1). To the east across Ventura St. are the single-family homes of Heritage Hills East (zoned RD). The area abutting the subject site directly to the west (Parcel B) is currently vacant, however the EPC approved a credit union in 2007. Parcel A is located immediately west of Parcel B and has been approved by the EPC for

various office/retail shops. Further west of Parcel A are single-family homes along Palomar St (zoned R-LT).

### ***Transportation Systems***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Paseo del Norte as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Ventura Street as a Minor Arterial, with a right-of-way of 86'.

There is an existing multi-use trail along Paseo del Norte and a proposed multi-use trail along Ventura Street.

The subject site may only be accessed from Ventura. There is no access from Paseo del Norte.

Bus route #2 (Eubank) runs along Ventura Street. A bus stop is located just east of the site along Ventura Street.

Paseo del Norte is designated as an Express Corridor.

## ***ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES***

### ***Albuquerque Comprehensive Zoning Code***

The existing zoning is SU-2/C-1 as regulated by the C-1 zone in the Zoning Code and the LCSDP. The C-1 zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential uses. The requested signage is permissive in the C-1 zone. The Zoning Code requires that a building-mounted sign occupy no more than 12.5% of the building façade, as a result of the free-standing sign on the corner of Paseo del Norte and Ventura, which limits the building-mounted sign to one-half the percentage of the façade, pursuant to Section 14-16-2-16 (12)(c)(2). The C-1 zone has no limits on the number of wall signs, pursuant to Section 14-16-2-16 (12)(b)(1).

The SU-2 zone allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs. The southwest corner of Paseo del Norte and Ventura is zoned SU-2/C-1 to provide the day-to-day needs of nearby neighborhoods. "Permissive and conditional uses of the C-1 zone as provided by the City Zoning Code are allowed in areas mapped SU-2/C-1 on the zoning map" (LCSDP, p.29). The La Cueva Sector Development Plan (LCSDP) has mandatory design regulations. The request for the building-mounted signage meets the design regulations of the LCSDP.

## Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

*The request for a building-mounted sign on the western facade of the building is in accord with the surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The maximum height of the individual letters are 2'. The subject site, Parcel C, is separated from existing residential development to the west by two other commercially zoned properties, Parcels A & B, and is separated from existing residential development to the south by Parcel A. The western facade of the existing Walgreens is approximately 385' from the nearest residential property to the west. The request does not exceed more than 2% of the western facade. The request for building-mounted signage meets all the regulations in the LCSDP, the Zoning Code, and the existing site plan. The request furthers Policy II.B.5d.*

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The request for signage would not have an adverse effect on the residential environment to the west. The sign would be visible from the neighborhood to the west until Parcels A & B are developed, but is in compliance with the Zoning Code, the LCSDP, and the site plan. The sign would be approximately 385' from the residential neighborhood to the west, and would have little effect on the noise, lighting, pollution, or traffic of the area. The requested signage would comprise less than 2% of the facade (the Zoning Code allows a building mounted sign up to 12.5% of the facade area and the site plan requires a building mounted sign to not exceed 6% of the facade to which it is applied). The site development plan states that “No sign to face residential areas”. The sign, which is on Parcel C, is facing and abuts Parcel B (which has been approved for a 5,400 s.f. Credit Union). Parcel A, which is currently vacant and has been approved for various office/retail shops, abuts the neighborhood to the west. The maximum height of the individual letters are 2' (as required in the LCSDP). The request furthers Policy II.B.5i.*

### La Cueva Sector Development Plan (Rank III)

The La Cueva Sector Development Plan (LCSDP) was approved in 2000. The LCSDP encompasses 656 acres in the North Albuquerque Acres portion of the North Albuquerque Community. The plan area's general boundaries are Louisiana Boulevard to the west, Florence Avenue to the north, Ventura to the east, and Paseo del Norte to the south. The LCSDP does not have goals, objectives or policies, but it does have guiding principles and Design Regulations for all SU-2 zoned properties.

Guiding principles of the LCSDP which would apply include the following:

Guiding Principles, 1.3, Provide land uses that are compatible with existing development:

***The request for building-mounted sign is compatible with existing development that surrounds the subject site. The site is surrounded by land that is zoned for commercial use. The request furthers guiding principle 1.3 of the LCSDP by providing a land use that is compatible with existing development.***

Staff has reviewed the request against the LCSDP, paying special attention to the Signage Design Regulations. An analysis of all of these Signage Design Regulations is shown as follows:

13R-1: All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site.

***The requested signage on the western façade of the building will match the existing signage on the north and east facades of the building in materials, color, and architectural style. The approved signs on the north and east facades are in compliance with the LCSDP.***

13R-2: Wall mounted signs shall not extend above the roof line.

***The proposed wall-mounted sign will not extend above the roof line.***

13R-3: No wall mounted signs are allowed on facades that face abutting residential zones.

***The proposed wall-mounted on Parcel C faces the residential zone to the west; however, this residential zone does not abut the subject site on Parcel C. Parcel C, which contains the Walgreens, abuts Parcel B, which has been approved for a 5,400 s.f. Credit Union. Parcel B abuts Parcel A, which has been approved for a 7,480 s.f. building "Shops A". Parcel A directly abuts the neighborhood to the west.***

***Webster's Dictionary defines the words "abut" as follows:***

***Abut: To border upon.***

13R-4: Where freestanding signs are allowed, all freestanding signs shall be monument signs. Height of monument signs is limited to eight (8) feet with a maximum face area of 50 square feet.

***Does not apply to this request.***

13R-5: No off-premise signs are allowed.

***No off-premise signs are being proposed.***

13R-6: No signage is allowed that uses flashing, oscillating, revolving, blinking or audible devices. No banners, pennants, ribbons or streamers are allowed except for thematic special events and with prior approval by the Planning Director.

***Does not apply to this request.***

13R-7: Signage may be illuminated in accordance with the lighting regulations in section 14 of the City Zoning Code.

***The request meets these regulations.***

13R-8: The maximum individual letter size of all building mounted signs shall be two feet.

***The request meets this regulation. None of the individual letters are more than two feet in height.***

13R-9: Logo design signs shall not exceed two feet in height or width.

***The request is not for a logo design sign. The logo design sign (the mortar and pestle) has already been approved.***

#### ***ANALYSIS OF AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

The request is for a site that is approximately 1.6 acres. The applicant is requesting that a sign be approved for the western façade. Since the applicant is only asking for an amendment to the signage, and the pharmacy has already been approved and built, staff comments in this section will be limited to signage.

### ***Signage***

The 3<sup>rd</sup> building mounted sign is located on the western façade; and is similar to the existing signs on the northern and eastern facades as far as materials, color, architectural style, and height. The height of the proposed sign does not exceed 2' in height; however, the width of the proposed sign is wider than the existing signs on the northern and eastern facades. The width of the existing signs are 10'-7 ½" each, while the width of the proposed sign is 15'-7 ½". The width of the individual letter size of building mounted signs is not limited by the LCSDP. The existing signs are 24.99 square feet each, while the proposed sign is 41.58 square feet. Square footage of building-mounted signage is not limited by the LCSDP, the C-1 zone in the Zoning Code, or the site plan. The Zoning Code requires a building-mounted sign to occupy no more than 12.5% of the building façade (the free-standing monument sign on the corner of Paseo del Norte and Ventura limits the building-mounted signage to one-half the percentage, 12.5% of the façade, as required in the C-1 zone). The elevations sheet on the site development plan for building permit has a note that signs are not to exceed 6% of the façade to which it is applied for the pharmacy, credit union, and shops A. The proposed signage occupies 1.2% of the western façade; therefore, the requested signage is in compliance with the Zoning Code and the site plan.

An additional note on the elevations sheet on the site development plan for building permit states that "no sign to face residential areas." However, the signage does not face a residential area, but a commercial parcel to the west (Parcel B which has been approved for a credit union but has not yet been built). Design Regulation 13R-3 of the LCSDP states that "No wall mounted signs are allowed on facades that face abutting residential zones." The request is on Parcel C, while the Parcel directly to the west is Parcel B. Parcel C is also separated from the neighborhood by Parcel A to the west (Parcel A does not have any approved signage on the western or southern façades). There are Zoning Code regulations (Section 14-16-3-5) applicable to signs in or within 40' of a residential zone; however, the requested sign is approximately 385' from the nearest residential neighborhood.

### ***CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION***

City Departments and other interested agencies reviewed this application from 01/11/2010 to 01/22/10. Zoning Code Services has comments that address abutment of the subject site to the residential neighborhood to the west. Agency comments being on page 12.

### ***NEIGHBORHOOD/PUBLIC CONCERNS***

There are several affected neighborhood organizations: the Heritage Hills NA, the Heritage Hills East NA, North Albuquerque Acres NA, Vineyard Estates NA, and District 4 Coalition of Neighborhood Associations. A facilitated meeting was held on February 8, 2010 at the Height First Church. The neighbors expressed concerns about signage placement and lighting output that are listed in the attached facilitated meeting report. A comment in the facilitated meeting staff report that the City Planner made is incorrect. The facilitated meeting report states the City Planner stated that "This is an amendment to site development plan for building permit. It was ruled that planning commission cannot make an administrative amendment to a site development

plan.” It should read “This is an amendment to a site development plan for building permit, not an administrative amendment. The City Council (on April 6, 2009 pursuant to AC-09-4 voted to accept the LUHO’s findings and recommendation) ruled that the Planning Staff have no authority to make an administrative amendment to a site development plan in a SU-2 zone.”

### **CONCLUSIONS**

This is a request for an amendment to the site development plan for building permit (that was approved by the EPC in 2007) on a 1.6 acre portion of land located on Ventura Street, between Paseo del Norte and Palomas Avenue. The site comprises Parcel C, Ventura Plaza Subdivision. The applicant intends to place a new building mounted sign on the western façade of the existing Walgreens. The requested sign for the western facade complies with all the requirements of the Zoning Code, the LCSDP, and the site development plan for building permit. The individual letters on the requested building-mounted sign do not exceed 2’ in height (as required in the LCSDP) and the building-mounted sign will only comprise 1.2% of the building façade (the C-1 zone of the Zoning Code allows up to 12.5% and the elevations sheet on the site development plan for building permit requires a building-mounted sign not to exceed 6%). The requested building-mounted sign does not abut the residential neighborhood to the west. The subject site, Parcel C, is separated from existing residential development to the west by two other commercially zoned properties, Parcels A & B, and is separated from existing residential development to the south by Parcel A. The western façade of the existing Walgreens is approximately 385’ from the nearest residential property to the west.

The applicant has adequately justified the request for an amendment to the site development plan for building permit, based upon applicable policies found in the Comprehensive Plan and the La Cueva Sector Development Plan. Staff is recommending approval with conditions.

***FINDINGS – 10EPC 40003, 2/18/2010, Amend Site Development Plan for Building Permit***

1. This is a request for an amendment to the site development plan for building permit on a 1.6 acre portion of land located on Ventura Street, between Paseo del Norte and Palomas Avenue. The site comprises Parcel C, Ventura Plaza Subdivision. The applicant intends to place a new building mounted sign on the western façade of the existing Walgreens.
2. A site development plan for subdivision (07EPC 40024) and a site development plan for building permit (07EPC 40025) were approved by the Environmental Planning Commission (EPC) in 2007 (Project # 1006602). The EPC approved two building-mounted signs, one on the northern façade and one on the eastern façade.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is zoned SU-2/C-1 and is regulated per the C-1 zone in the Zoning Code. The requested signage complies with the C-1 zone signage regulations.
5. The subject site is within the area designated Established Urban by the Comprehensive Plan, and is within the boundaries of the La Cueva Sector Development Plan.
6. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5d – The request for a building-mounted sign on the western facade of the building is in accord with the surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The maximum height of the individual letters are 2'. The subject site, Parcel C, is separated from existing residential development to the west by two other commercially zoned properties, Parcels A & B, and is separated from existing residential development to the south by Parcel A. The western façade of the existing Walgreens is approximately 385' from the nearest residential property to the west. The request does not exceed more than 2% of the western façade. The request for building-mounted signage meets all the regulations in the LCSDP, the Zoning Code, and the existing site plan.
  - b. Policy II.B.5i – The request for signage would not have an adverse effect on the residential environment to the west. The sign would be visible from the neighborhood to the west until Parcels A & B are developed, but is in compliance with the Zoning Code, the LCSDP, and the site plan. The sign would be approximately 385' from the residential neighborhood to the west, and would have little effect on the noise, lighting, pollution, or

traffic of the area. The requested signage would comprise less than 2% of the façade (the Zoning Code allows a building mounted sign up to 12.5% of the façade area and the site plan requires a building mounted sign to not exceed 6% of the façade to which it is applied). The site development plan states that “No sign to face residential areas”. The sign, which is on Parcel C, is facing and abuts Parcel B (which has been approved for a 5,400 s.f. Credit Union). Parcel A, which is currently vacant and has been approved for various office/retail shops, abuts the neighborhood to the west. The maximum height of the individual letters are 2’ (as required in the LCSDP).

7. The request furthers guiding principle 1.3 of the LCSDP by providing a use that is compatible with existing development. The request for a building-mounted sign is compatible with existing development that surrounds the subject site. The site is surrounded by land that is zoned for commercial use.
8. A facilitated meeting was held on February 8, 2010 at the Height First Church. The neighbors had concerns about signage placement and lighting output that were resolved.

***RECOMMENDATION - 10EPC 40003, 2/18/2010, Amend Site Development Plan for Building Permit***

**APPROVAL of 10EPC 40003, an amendment to the site development plan for building permit, for Parcel C, Ventura Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 10EPC 40003, 2/18/2010, Amend Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

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3. All signage shall not be illuminated when the store is closed.
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***Randall Falkner  
Planner***

cc: Doug Peterson, Peterson INV-Ventura LLC, 2325 San Pedro NE, Suite 2A, Albuquerque, NM 87110  
Modulus Architects, 2325 San Pedro NE, Suite 2B, Albuquerque, NM 87110  
Peter Nicholls, Heritage Hills N.A., 8519 Palomar Ave. NE, Albuquerque, NM 87109  
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Dan Gear, Heritage East Assoc. of Residents, 9120 Mabry Ave. NE, Albuquerque, NM 87109  
Jeff Figiel, Heritage East Assoc. of Residents, 7106 Greenmont Ct. NE, Albuquerque, NM 87109  
Lee Ann Reissn, Vineyard Estates N.A., 9036 Village Ave. NE, Albuquerque, NM 87122  
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Amy Whitling, District 4 Coalition of N.A.s, P.O. Box 91343, Albuquerque, NM 87199  
Bambi Folk, District 4 Coalition of N.A.'s, 6617 Esther NE, Albuquerque, NM 87109

***Attachments***

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Code Services**

The use, retail with incidental signs, is allowed permissively in the SU-2 C-1 zone and has already been approved for the property located at 8011 Ventura NE. The request for the placement of a permissive wall mounted sign, Project 1006602; 10EPC-40003, is allowed per the La Cueva Sector development Plan. Section 13R-3 of the La Cueva Sector Development Plan states "No wall mounted signs are allowed on facades that face abutting residential zones". This property is not abutting the residential zone because it is separated by lots A & B of the Ventura Place Subdivision. In order for this property to be considered to be facing an abutting residential zone the properties would have to share the same property line. This is not the case in this request, hence, the sign is allowed.

#### **Office of Neighborhood Coordination**

Heritage Hills NA (R),  
Heritage East Assoc. of Residents (R)  
Vineyard Estates NA (R)  
District 4 Coalition of NA's  
1/11/10 – Recommended for facilitation – siw  
1/12/10 – Assigned to Tonya Covington – sdb

#### **Long Range Planning**

### ***CITY ENGINEER***

#### **Transportation Development Services**

##### ***Comments:***

- The request is only to amend the previously approved site development plan for building permit (including any AA's) to allow a building mounted sign. However, since the request is to amend the site development plan, minimum conditions of approval are required.

##### ***Conditions:***

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- If applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- Where applicable, site plan shall comply and be designed per DPM Standards.

#### **Traffic Engineering Operations**

#### **Hydrology**

- The Hydrology Section has no objection to the site plan amendment.

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

**Transportation Planning**

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT  
and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Building Permit Amendment shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. If applicable, the Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- c. Where applicable, site plan shall comply and be designed per DPM Standards.

***WATER UTILITY AUTHORITY***

**Utility Services**

***ENVIRONMENTAL HEALTH DEPARTMENT***

**Air Quality Division**

**Environmental Services Division**

***PARKS AND RECREATION***

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**Planning and Design**

Reviewed, no objection. Request does not affect our facilities.

**Open Space Division**

Open Space has no adverse comments

**City Forester**

***POLICE DEPARTMENT/Planning***

John Carrillo Northeast Substation, 8201 Osuna Rd. NE, Between I-25 & Eubank; north of I-40

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved; site plan was already approved by Solid Waste.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Route # 2, Peak Hour Eubank route, passes the site on Ventura.
Adjacent bus stops	Nearest bus stop is placed adjacent to the property on Ventura serving southbound Route #2.
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

- PNM has no comments based on information provided to date.